

From: davet3900@aol.com
To: deputyclerk@villageofempire.com
Subject: Please read this in today's meeting. I live 125 miles from Empire and cannot get away in the middle of a work day
Date: Tuesday, February 6, 2024 12:38:57 PM

To whom it may concern,

My name is David Taghon, I live in Muskegon, MI and own a home located at 10202 W. Michigan St., Empire. I am writing to express my disappointment in how the Village of Empire has handled this proposed new STR ordinance. First, why were none of the STR property owners notified? You have all spent 100 hours or more doing research, why not spend a few hours notifying the STR owners? I hate to say this but I'm guessing you know 100% will disagree with what you are proposing, which will make it much more difficult for this board to push through its agenda.

I'm really not sure what your goal is by introducing this STR ordinance. Looking at your data and doing some research on my own I found that most of your research was inaccurate. I can only find about 70% of the STR that you talk about. The two new homes you say are "earmarked" for STR use is just not true, I'm not sure where you got your information from.

A little about myself, I am a Certified Real Estate Appraiser contracting most of my work with the Federal Housing Administration and the United States Department of Agriculture. I was also a Licensed Building Contractor for over 30 years and a real estate investor for over 35 years. I can tell you with almost certainty, what you are proposing in this new ordinance will have the opposite effect on the Village that you are hoping for. If you limit the number of STR homes, the homeowners who are not allowed to rent their homes will probably sell as they need this income to help with their payments, insurance, taxes and upkeep. The buyers of these properties will not be your typical middle-income family. Most middle-income families cannot afford a home in Empire without some sort of income from that property. The new property owners will most likely be comprised of very wealthy business owners. They will not rent these homes out for long-term. They will probably stay in the Village for just a few weeks in the summer and use them for a big tax deduction. They will contribute almost nothing to the current business owners, unlike STR owners. I urge everyone of you to vote "no" on this proposed ordinance. If this ordinance is adopted, which I strongly oppose, I would hope you would at least put a "grandfather clause" in it as I have been renting my home out for over 20 years with no issues whatsoever. No one has ever complained about anything, never have the police been called and my home has been kept up in a manner better than most.

I do understand why some of you believe we need a change, maybe we do, but not the changes you are proposing. Please keep in mind the business owners in the village, they need these short-term renters to survive.

I have been renting my home to short term guests for over 20 years. My home is in better condition today that it has ever been in. I believe, I have contributed

to the community on more ways than most. I have brought in literally thousands of guests to the village over the years who love it here, most come back. When they are here, they spend money, a lot of money. They eat at all the local restaurants, eat ice cream and sandwiches at Tiffany's, buy gas and souvenirs. They even pay to park for a day at the beach. One more thing.....If I am not allowed to rent to guests on a short-term basis, I will never, ever rent to anyone long-term. My home will be occupied by myself and my family for approximately 45-60 days per year.

Sincerely,

David Taghon